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**MINUTES: MARCH 18, 2009**  
**MEETING OF THE**  
**TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP**

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**Agenda Item 1: - Roll Call and Advisory Role Statement**

Jemmott called the meeting to order at 6:40 pm and read the advisory role statement. Present: Gil Jemmott (chair), Ben Morris (Co-vice Chair and acting secretary), Sandra Farrell (Co-vice Chair) Henry Palmer, Karen Binns. Absent: Susan Clark.

**Agenda Item 2: Review of minutes of meetings:**

No minutes were reviewed.

**Agenda Item 3: PUBLIC FORUM:** None

**Agenda Item 4: Traffic Control Device Request:** Proposed traffic control device at the intersection of Buena Creek Rd. and Bluebird Canyon Rd. Jemmott reminded the group that at last months meeting this was a Public Forum issue raised, and it is on tonight's agenda so that more discussion can occur. There were two gentlemen in the audience from the area who were proposing this new traffic control device. They indicated that they had not made any progress, and that they were considering getting a petition and having neighbors sign it to show support. They are concerned about safety and promised to come to next months meeting to provide an update.

**Agenda Item 5: P91-031w Crossroads Church Preschool Addition:** Proposed Major Use Permit Modification to allow a 3500 sq.ft. modular re-locatable preschool building on the west end of the property. This would serve 100 children between 6:00 am and 6:30 pm Mon-Fri. Jemmott indicated that the representative from the church was not in attendance and that the church was having discussions with DPLU on the need for additional studies before proceeding. Jemmott added that due to the high cost of obtaining a permit for the project, the church is considering not proceeding. If they decide to proceed they will come to a future Sponsor Group meeting.

**Agenda Item 6: SP04-006 GPA Merriam Mountains Development (Stonegate):**

Development of apartments, condos, and homes up to 3 stories (40 ft.) high, and commercial facilities on 2327 acres north of Deer Springs Road, west of I-15, generally east of Twin Oaks Valley Road, and north into Bonsall. Review and discussion of Revised Draft Environmental Impact Report. Prior to the start of discussions Karen Binns recused herself due to having property adjacent to the site, and participated as a community member in the audience. Jemmott introduced Mr. Joe Perring who reviewed the general issues of the project and indicated that the project is now out for public review and that tonight his team would be reviewing the changes that had been made to the draft EIR since it had last been reviewed. One issue that is new was the change in the County designation of the Deer Springs Roadway, the EIR had previously indicated that the road would be reclassified to a four lane roadway, however, recently the County had decided that the roadway should planned for six lanes, but would be built to 4 lanes by this project. The traffic report had been updated to reflect more current traffic counts. There is now an on site fire station as opposed to providing funds for a future station. Discussion concerning the feasibility of construction six lanes in the Deer Springs roadway revealed that there had been a feasibility study conducted by the County and it was determined that it is

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feasible, although there could be some right of way needing to be acquired, and that the curves on the road would not meet county standards. There were many general comments and observations about the project and the audience was encouraged to write their comments and submit them as part of the formal EIR process. The comments are due April 27. At the conclusion of discussions Karen Binns rejoined the Sponsor Group.

**Agenda Item 7: County Multiple Species Conservation Plan (MSCP) North**

**County:** This plan is intended to preserve endangered/threatened species by setting aside protected habitat. Preliminary Public Review Draft Copy is out for review.

**Agenda Item 8: Zoning of County Island Containing Richland Road:** Review of proposed General Plan Update land use designation of 2.9 dwelling units per acre. Jemmott reviewed the situation that had been discussed during last month's meeting and the apparent oversight of the land use designation for this area of the community. Jemmott made a motion to request the land use designation for this area to be 1 dwelling unit per acre per the General Plan. Morris seconded the motion and it passed 5-0-0.

**Agenda Item 9: General Plan Update (was GP 2020):** The County is revising the general plan, zoning, transportation plans etc. to meet the future needs of the county. Discussion regarding the staff revised general plan. Status of the plan will be discussed and a working session will be held in Twin Oaks Community Plan if time allows. Due to the time limitations there was no discussion

**Agenda Item 10: Update on ongoing projects: Information/Action Item:**None

**Agenda Item 11: Old Business:** None

**Agenda Item 12: Administration and correspondence:** None

Jemmott adjourned the meeting at 8:55 p.m.

**Respectfully Submitted, Ben Morris, Acting Secretary**

The next regular meeting of the TOVCSG will be on Wednesday, April 15, 2009 at 6:30 p.m. at the Twin Oaks High School.